



Ref: A36199SHB03

Price: 205 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

Simply stunning farmhouse and barns in 1.4Ha with exceptional views







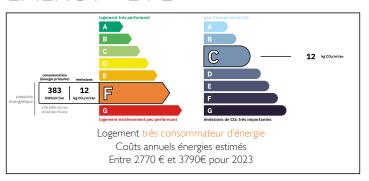








ENERGY - DPE



INFORMATION

Town: Saint-Éloy-d'Allier

Department: Allier

Bed: 3

Bath: 2

Floor: 115 m2

Plot Size: 14200 m2

IN BRIEF

Beautiful country house in magnificent surroundings to I.4Ha with wonderful views.

Picture postcard 3 bedroom house in immaculate grounds with 3 barns offering many possibilities.

The pretty house is accessed from fully tiled terraces which surround the house and enters into a central lounge diner with pellet stove. Also on the ground floor is 2 bedrooms, 2 shower rooms, separate WC, kitchen, pantry and large veranda to the rear of the building.

The upper floor has a further bedroom and large partially converted further room that could offer additional bedroom space with the conversion to a full staircase.

3 barns (2 detached) offering a total of 300m2 floor space (not including upper floors that could be

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 907 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A simply stunning and beautifully presented country house with a large outbuildings, offering immense potential on approximately I.4 hectares and boasting breathtaking, unobstructed views of the village of Sidiailles in the distance.

The house offers approximately 100 m² of living space on the ground floor. The entrance leads directly into the 26 m² living/dining room, featuring a fireplace and pellet stove, and huge oak beams. The main room opens onto the kitchen with pantry/utility, then onto a magnificent veranda running across the rear facade, overlooking the immaculate gardens and breathtaking views of the rolling countryside near Lake Sidiailles. At the rear of the house, from the living room, is a double bedroom with a shower room. Direct access to the rear hall offers a second shower room, a toilet, and a second bedroom.

The home is fully double glazed through and heated via the wonderful pellet stove in the main living space and also via electric radiators in the other rooms.

Although there is no full staircase yet, the upper floor offers a fully finished 16 m² bedroom, followed by a partially converted 32 m² attic, fully insulated and with parquet flooring, which could easily be converted. These two rooms would add 50% more living space to the house.

Outside, the garden is magnificent, with mature trees and shrubs, exceptionally well-kept lawns, and beautifully tiled terraces.

Hard standing parking, two huge barns, and another attached barn (on a separate plot) offer numerous possibilities. The floor space is 95...